

# GILMORE ESTATES

Property Sales & Lettings



£139,950

, High Shaw, , Prudhoe, , NE42 6LE

# 16 High Shaw, Prudhoe, NE42 6LE

This delightful mid-terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 885 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The property also features a lovely conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons.

The house includes a well-appointed bathroom, ensuring that all essential amenities are readily available. Built in 1967, this home has been maintained to a good standard, providing a solid foundation for its new owners. With vacant possession, you can move in without delay and start making it your own.

## Entrance Porch

6'9" x 3'5" (2.08 x 1.06)  
Upvc entrance door to porch and Upvc window to front aspect.

## Entrance Hallway

12'7" x 6'1" (3.86 x 1.86)  
Stairs to first floor and central heating radiator.

## Lounge

11'3" x 24'7" (3.45 x 7.51)  
Upvc Bow window to front aspect central heating radiator, electric fire with decorative surround and two central heating radiators.

## Conservatory

12'9" x 7'8" (3.91 x 2.36)  
Upvc door to garden, laminate wood floor and contemporary radiator.

## Kitchen

9'2" x 12'2" (2.80 x 3.73)  
Wall and base units with laminate work surfaces, integral oven, electric hob with chimney extractor hood, 1.5 stainless steel sink and drainer with mixer tap, plumbed for dishwasher, tiled splashbacks and Upvc door and window to rear aspect.

## First Floor Landing

6'0" x 11'11" (1.83 x 3.65)  
Loft access, cupboard housing combi boiler

## Bedroom One

13'5" x 8'11" (4.11 x 2.72)  
Upvc window to front aspect, central heating radiator

## Bedroom Two

10'9" x 10'11" (3.29 x 3.34)  
Upvc window to rear aspect and central heating radiator.

## Bedroom Three

9'2" x 8'7" (2.80 x 2.63)  
Upvc window to front aspect and central heating radiator

## Bathroom

6'7" x 5'5" (2.03 x 1.67)  
Upvc window to rear aspect, bath with combi fed shower over, WC, pedestal wash hand basin, tiled splashbacks, chrome towel rail.

## Garage

20'1" x 9'7" (6.14 x 2.93)  
Up and over door, window to side, plumbed for washing machine, light and electric, door to rear.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

